

HOUSING NOW

Greater Toronto Area



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2012

New Home Market

GTA housing starts remain up

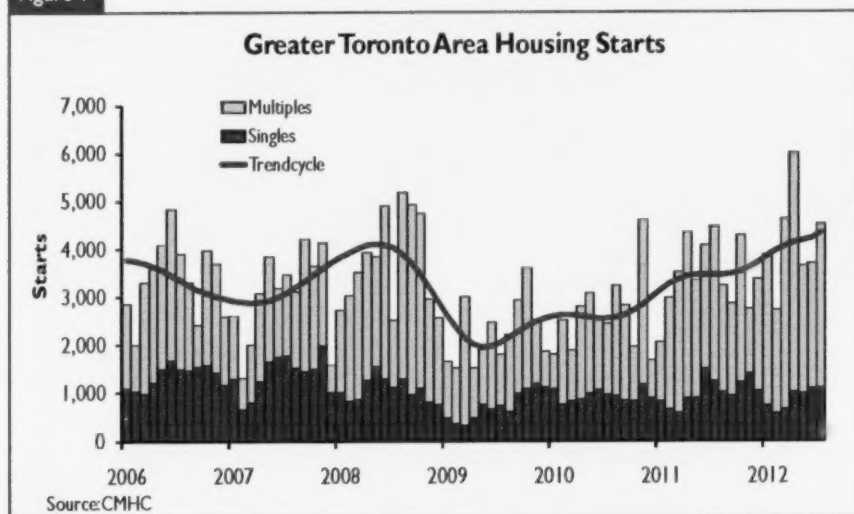
A total of 4,504 homes were started in the Greater Toronto Area (GTA) in July 2012, roughly the same level recorded during July of last year. Year-to-date, starts are running at one of their highest levels ever on the strength of condominium construction.

Overall, single-detached construction has levelled-off but has noticeably shifted into the Peel region where average single-detached prices are among the lowest in the GTA. Low-rise construction also appears to be shifting towards relatively more affordable housing types, as evidenced by the rising share of row home development — particularly in York region's Markham. Apartments, however, continue to be the main engine of housing construction in the

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Figure 1



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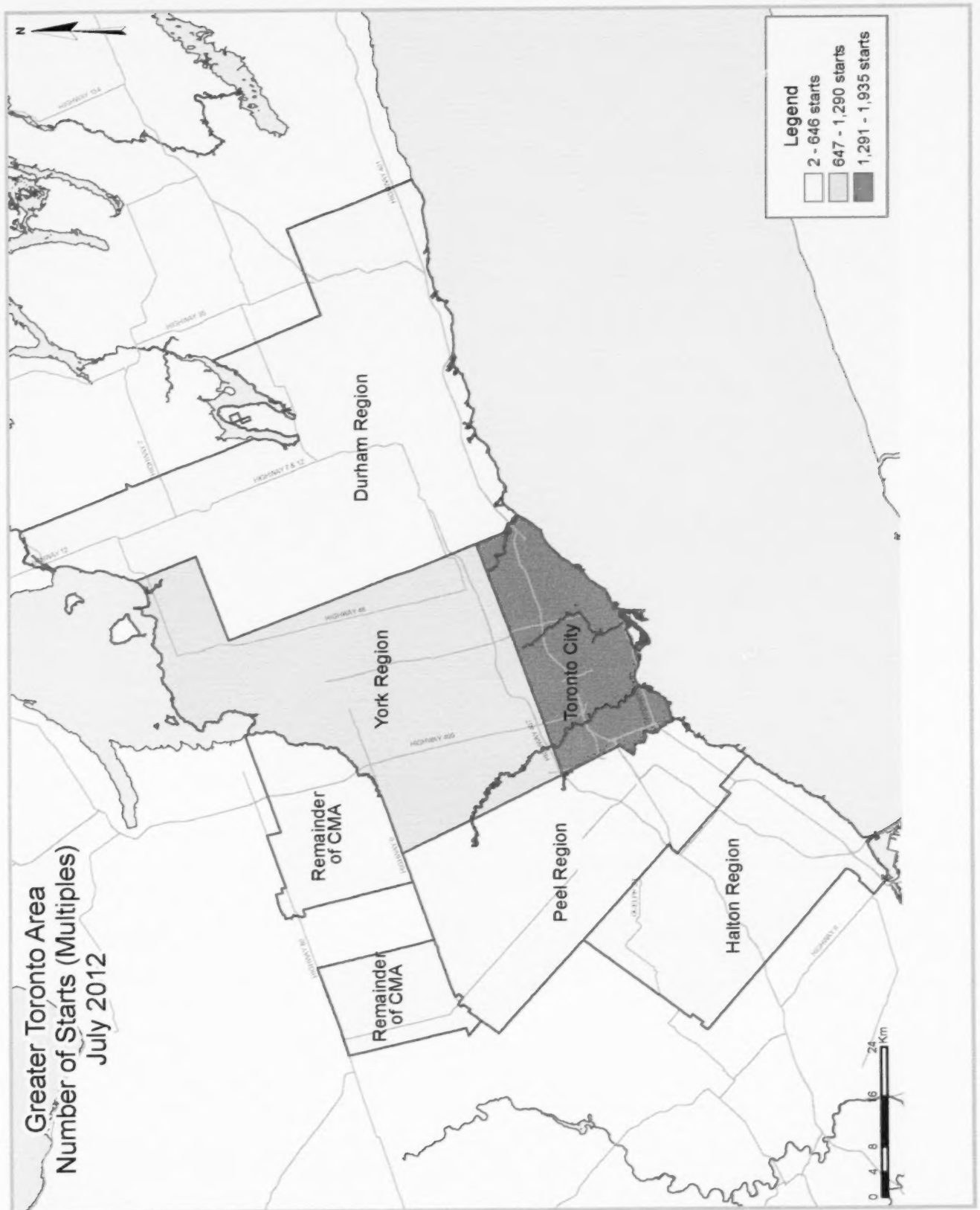
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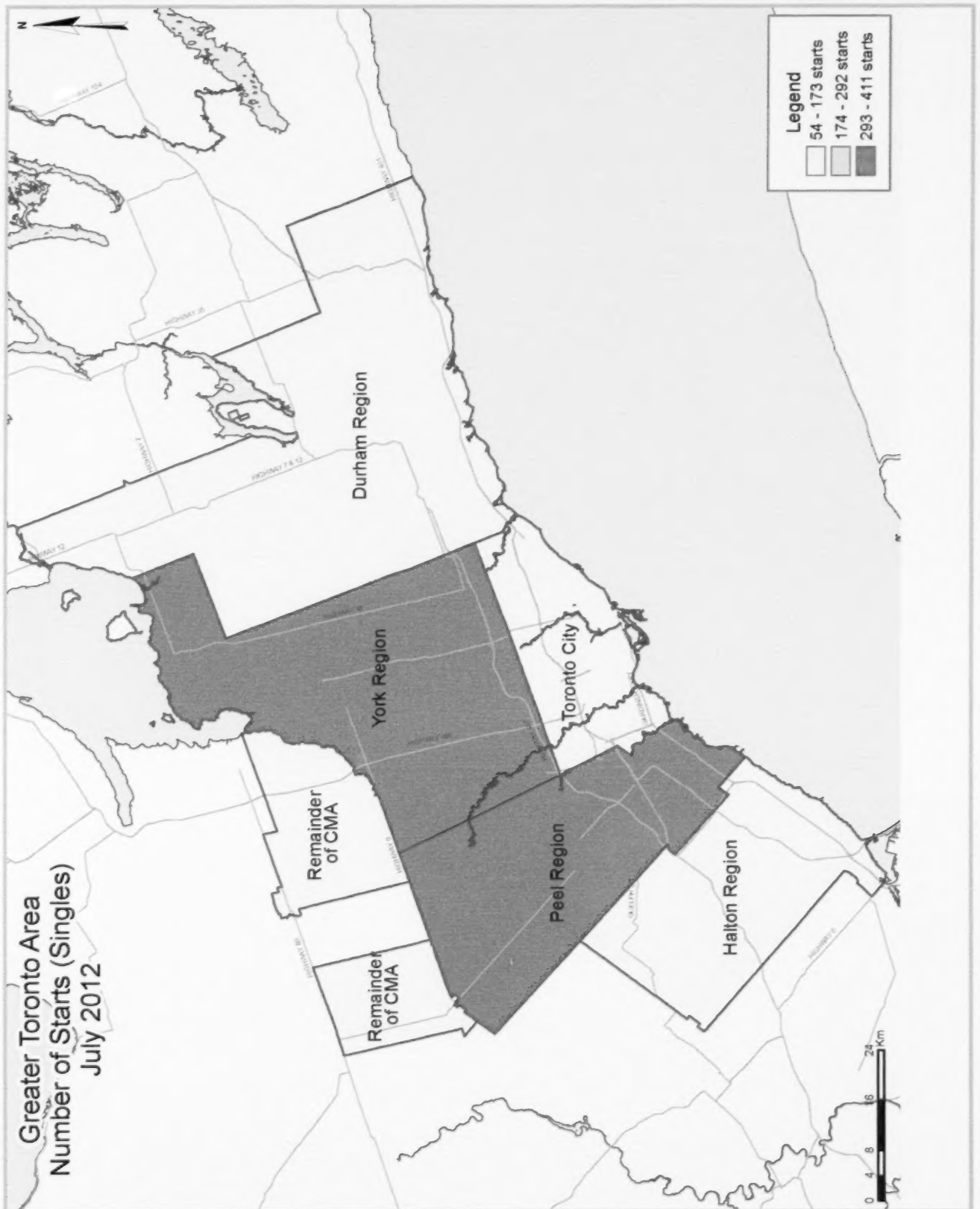
GTA. Over the course of 2012, well over half of all new construction has come from apartments, with levels on pace to reach a new high.

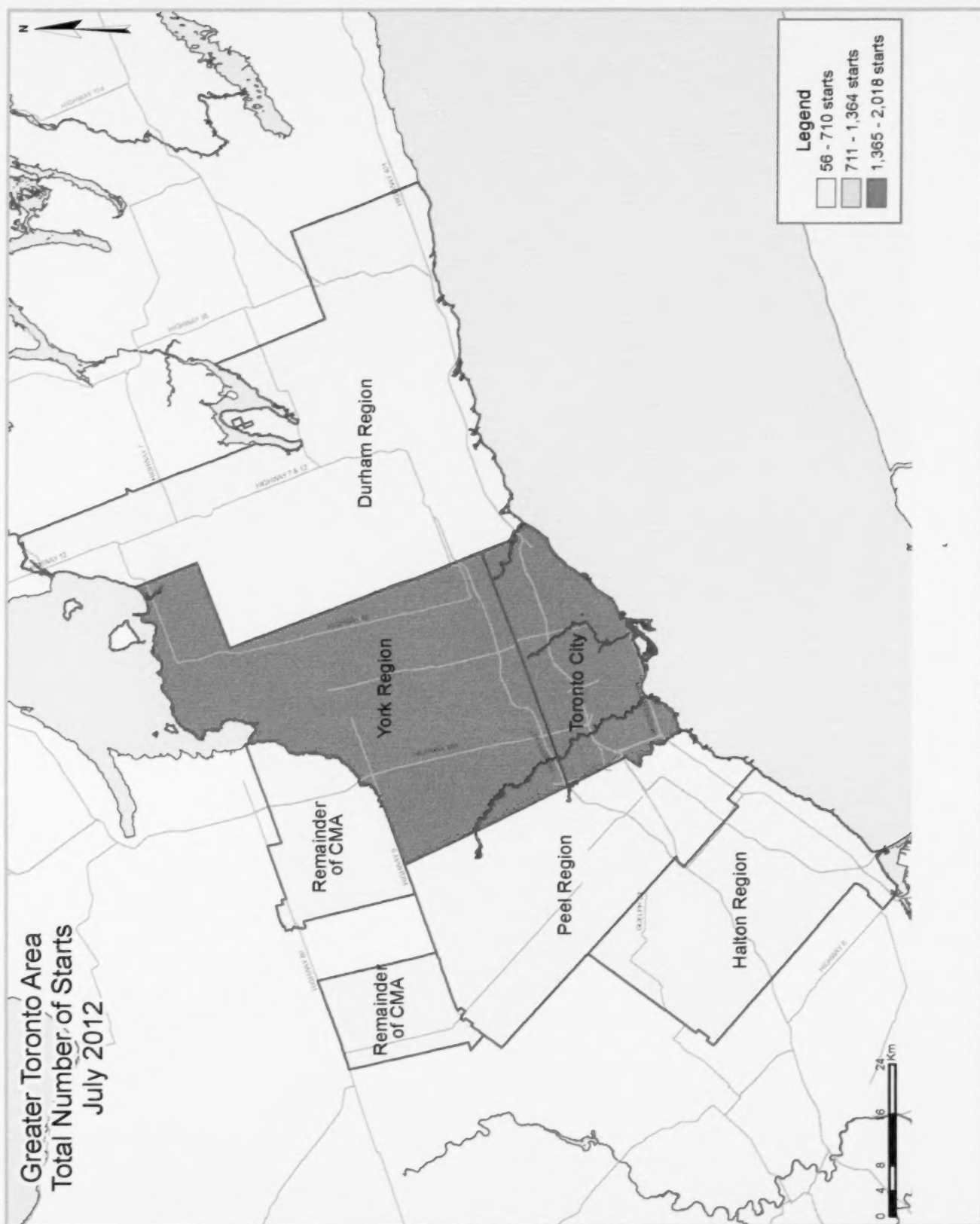
Given that apartments are making up a larger share of new home

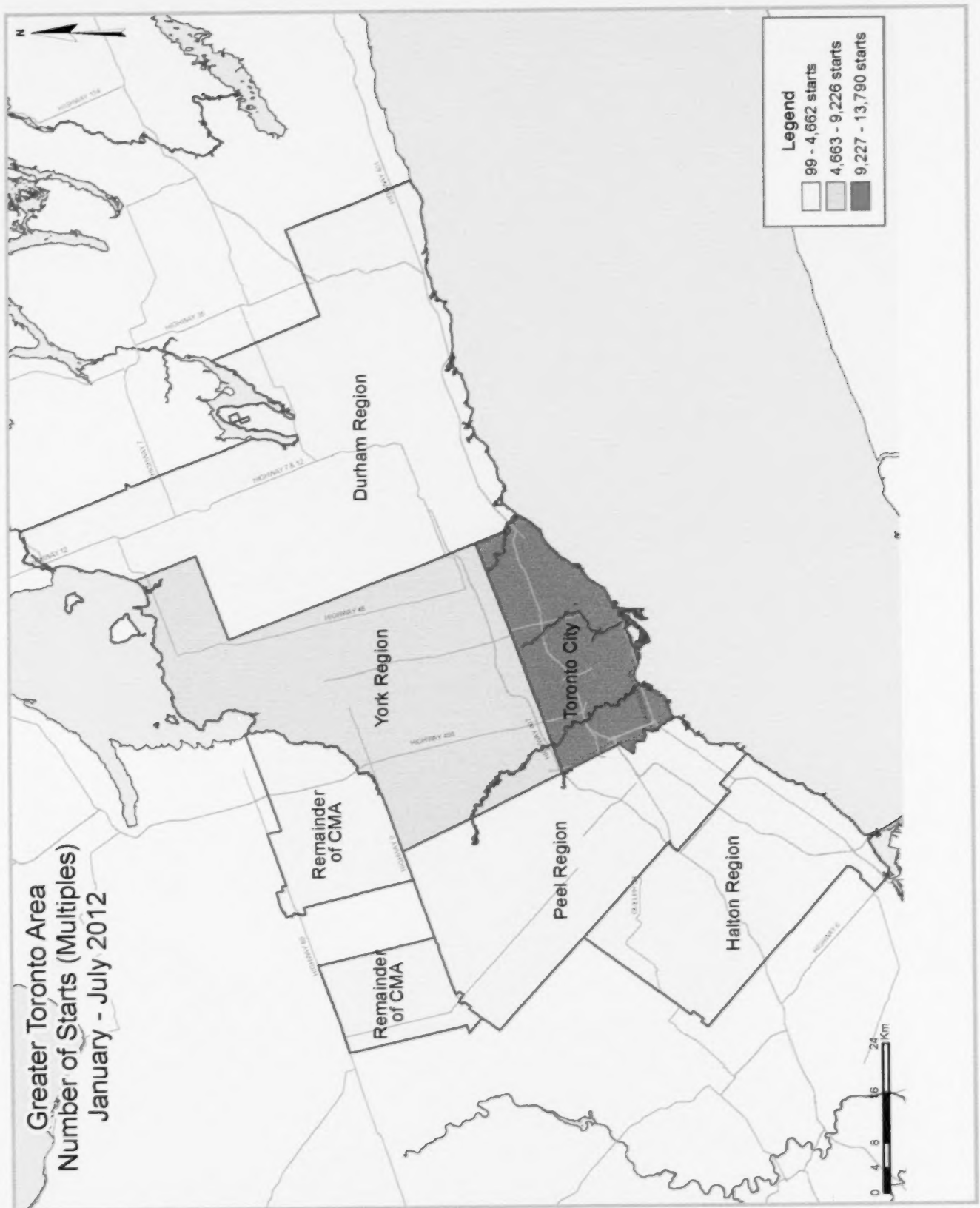
development in the GTA and take longer to construct, the number of units under construction continues to reach new highs. As of July 2012 close to 64,000 homes are under construction in the GTA, over three quarters of which are

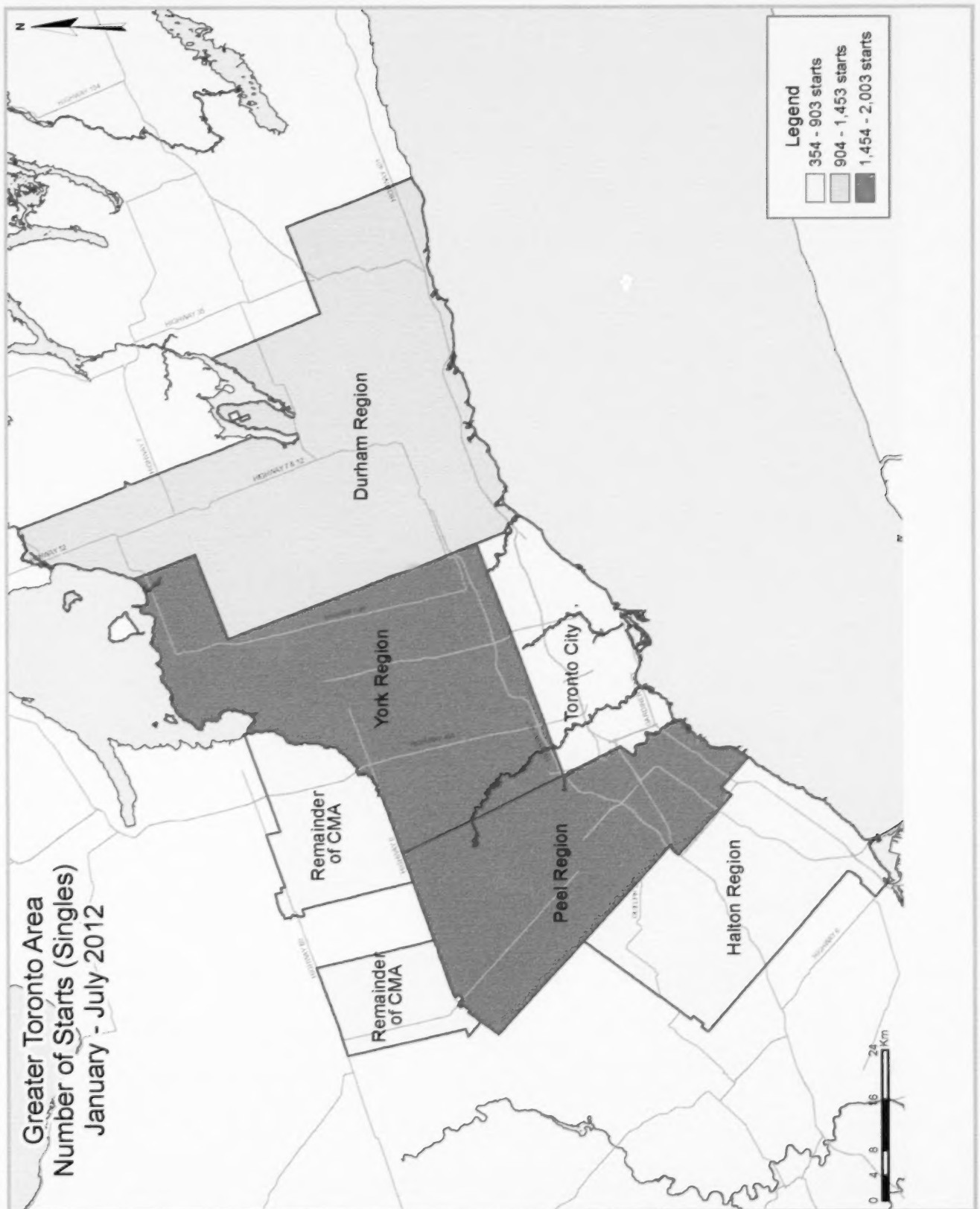
apartments. The recent slowing of pre-construction condo sales should limit further increases to under-construction counts.

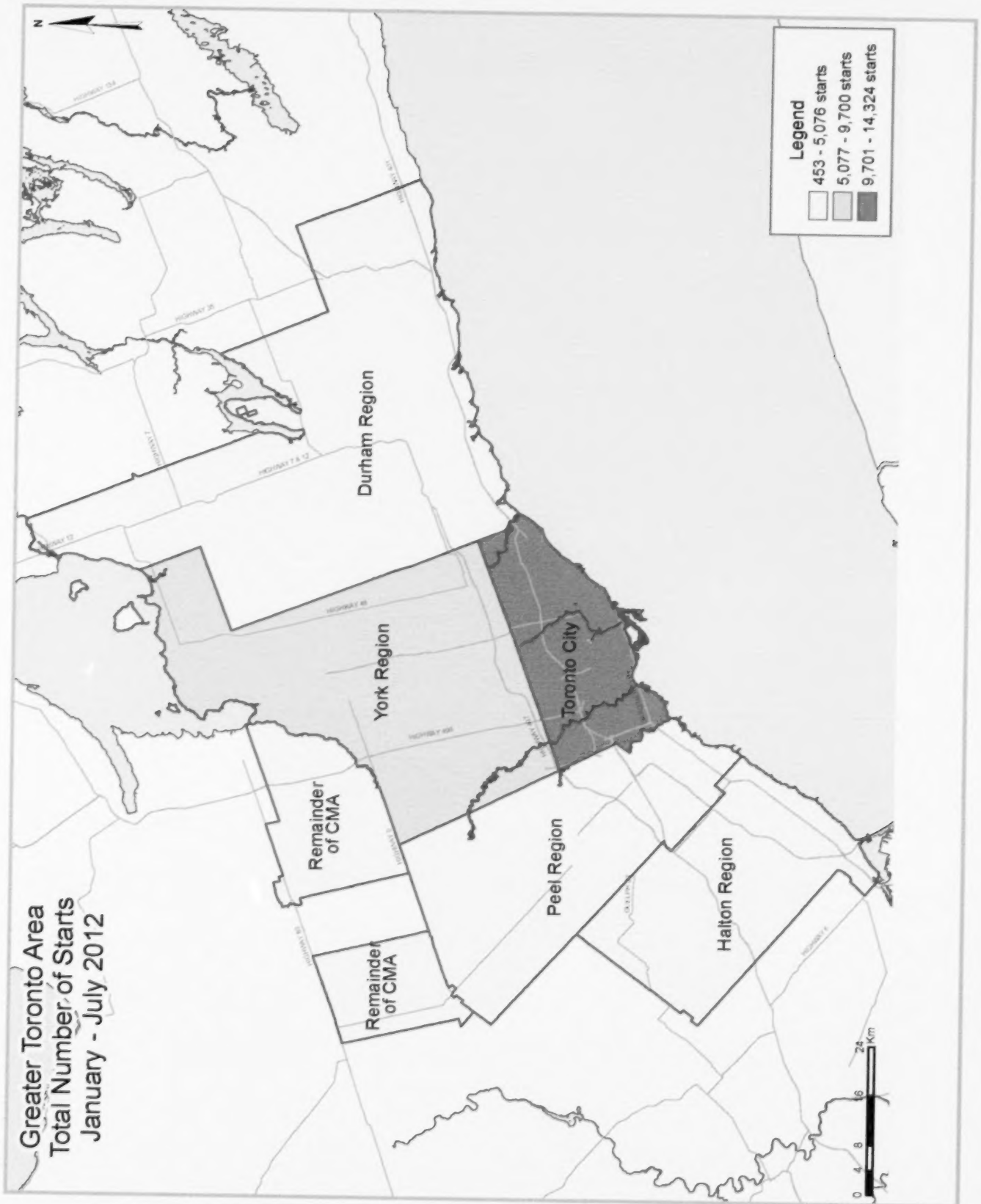












ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2012	1,024	202	583	8	47	2,367	1	172	4,404
July 2011	1,045	114	122	4	111	2,244	0	597	4,237
% Change	-2.0	77.2	**	100.0	-57.7	5.5	n/a	-71.2	3.9
Year-to-date 2012	5,700	1,253	3,082	18	536	15,735	23	1,475	27,822
Year-to-date 2011	5,846	1,106	1,940	19	715	12,762	8	1,460	23,856
% Change	-2.5	13.3	58.9	-5.3	-25.0	23.3	187.5	1.0	16.6
UNDER CONSTRUCTION									
July 2012	7,846	1,777	3,937	32	978	43,841	23	3,162	61,596
July 2011	7,566	1,440	2,922	41	1,217	33,809	36	3,292	50,323
% Change	3.7	23.4	34.7	-22.0	-19.6	29.7	-36.1	-3.9	22.4
COMPLETIONS									
July 2012	1,071	150	324	3	50	809	8	0	2,415
July 2011	835	198	137	2	108	875	0	236	2,391
% Change	28.3	-24.2	136.5	50.0	-53.7	-7.5	n/a	-100.0	1.0
Year-to-date 2012	6,664	1,162	1,931	13	511	6,683	16	1,885	18,865
Year-to-date 2011	4,969	892	1,563	22	724	11,107	12	830	20,148
% Change	34.1	30.3	23.5	-40.9	-29.4	-39.8	33.3	127.1	-6.4
COMPLETED & NOT ABSORBED									
July 2012	119	10	36	0	7	807	13	587	1,579
July 2011	99	25	55	0	17	659	13	388	1,256
% Change	20.2	-60.0	-34.5	n/a	-58.8	22.5	0.0	51.3	25.7
ABSORBED									
July 2012	1,088	148	326	3	50	796	8	0	2,419
July 2011	826	183	130	3	99	989	0	2	2,232
% Change	31.7	-19.1	150.8	0.0	-49.5	-19.5	n/a	-100.0	8.4
Year-to-date 2012	6,639	1,171	1,956	13	506	6,724	16	661	17,686
Year-to-date 2011	5,055	890	1,550	23	713	10,505	12	569	19,317
% Change	31.3	31.6	26.2	-43.5	-29.0	-36.0	33.3	16.2	-8.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2012	105	0	6	0	30	0	0	0	141
July 2011	162	0	34	0	7	0	0	0	203
% Change	-35.2	n/a	-82.4	n/a	**	n/a	n/a	n/a	-30.5
Year-to-date 2012	698	6	70	0	116	154	0	139	1,183
Year-to-date 2011	769	38	92	0	71	0	0	16	986
% Change	-9.2	-84.2	-23.9	n/a	63.4	n/a	n/a	**	20.0
UNDER CONSTRUCTION									
July 2012	755	6	98	0	165	190	0	175	1,389
July 2011	898	14	151	0	117	6	0	28	1,214
% Change	-15.9	-57.1	-35.1	n/a	41.0	**	n/a	**	14.4
COMPLETIONS									
July 2012	151	0	30	0	10	0	0	0	191
July 2011	149	10	6	0	0	0	0	26	191
% Change	1.3	-100.0	**	n/a	n/a	n/a	n/a	-100.0	0.0
Year-to-date 2012	737	0	175	0	58	0	48	14	1,032
Year-to-date 2011	688	34	116	0	96	6	0	46	986
% Change	7.1	-100.0	50.9	n/a	-39.6	-100.0	n/a	-69.6	4.7
COMPLETED & NOT ABSORBED									
July 2012	6	0	1	0	3	9	7	5	31
July 2011	8	0	3	0	1	10	0	0	22
% Change	-25.0	n/a	-66.7	n/a	200.0	-10.0	n/a	n/a	40.9
ABSORBED									
July 2012	155	0	31	0	10	0	2	0	198
July 2011	152	10	6	0	0	0	0	2	170
% Change	2.0	-100.0	**	n/a	n/a	n/a	n/a	-100.0	16.5
Year-to-date 2012	751	0	175	0	58	1	41	14	1,040
Year-to-date 2011	700	34	115	0	98	11	0	4	962
% Change	7.3	-100.0	52.2	n/a	-40.8	-90.9	n/a	**	8.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2012	1,096	202	589	2	75	2,367	1	172	4,504
July 2011	1,229	114	156	0	130	2,244	0	597	4,470
% Change	-10.8	77.2	**	n/a	-42.3	5.5	n/a	-71.2	0.8
Year-to-date 2012	6,146	1,257	3,153	2	644	16,227	23	1,614	29,066
Year-to-date 2011	6,542	1,102	2,032	4	794	12,837	8	1,476	24,795
% Change	-6.1	14.1	55.2	-50.0	-18.9	26.4	187.5	9.3	17.2
UNDER CONSTRUCTION									
July 2012	8,360	1,773	4,063	14	1,137	44,523	23	3,487	63,380
July 2011	8,448	1,410	3,094	27	1,366	34,125	36	3,577	52,083
% Change	-1.0	25.7	31.3	-48.1	-16.8	30.5	-36.1	-2.5	21.7
COMPLETIONS									
July 2012	1,161	148	343	1	60	809	8	0	2,530
July 2011	974	206	181	0	116	875	0	262	2,614
% Change	19.2	-28.2	89.5	n/a	-48.3	-7.5	n/a	-100.0	-3.2
Year-to-date 2012	7,158	1,126	2,095	2	592	6,683	64	1,899	19,619
Year-to-date 2011	5,504	934	1,713	0	820	11,113	12	876	21,001
% Change	30.1	20.6	22.3	n/a	-27.8	-39.9	**	116.8	-6.6
COMPLETED & NOT ABSORBED									
July 2012	134	8	37	0	13	816	20	609	1,637
July 2011	106	25	58	0	21	664	13	388	1,275
% Change	26.4	-68.0	-36.2	n/a	-38.1	22.9	53.8	57.0	28.4
ABSORBED									
July 2012	1,180	148	346	1	60	796	10	0	2,541
July 2011	967	191	174	0	107	989	0	62	2,490
% Change	22.0	-22.5	98.9	n/a	-43.9	-19.5	n/a	-100.0	2.0
Year-to-date 2012	7,127	1,137	2,120	2	587	6,734	57	675	18,439
Year-to-date 2011	5,591	932	1,714	0	811	10,517	12	755	20,332
% Change	27.5	22.0	23.7	n/a	-27.6	-36.0	**	-10.6	-9.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
July 2012	83	8	53	0	30	1,672	0	172	2,018
July 2011	93	6	10	0	0	1,530	0	597	2,236
York Region									
July 2012	408	56	375	2	0	620	1	0	1,462
July 2011	480	50	27	0	99	714	0	0	1,370
Peel Region									
July 2012	344	70	0	0	9	0	0	0	423
July 2011	285	54	40	0	12	0	0	0	391
Halton Region									
July 2012	91	54	141	0	0	75	0	0	361
July 2011	177	2	32	0	12	0	0	0	223
Durham Region									
July 2012	170	14	20	0	36	0	0	0	240
July 2011	194	2	47	0	7	0	0	0	250
Toronto CMA									
July 2012	1,024	202	583	8	47	2,367	1	172	4,404
July 2011	1,045	114	122	4	111	2,244	0	597	4,237
Oshawa CMA									
July 2012	105	0	6	0	30	0	0	0	141
July 2011	162	0	34	0	7	0	0	0	203
Greater Toronto Area									
July 2012	1,096	202	589	2	75	2,367	1	172	4,504
July 2011	1,229	114	156	0	130	2,244	0	597	4,470

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Toronto City									
July 2012	1,213	224	786	0	178	35,485	14	2,568	40,468
July 2011	993	214	1,286	0	109	26,889	20	3,128	32,639
York Region									
July 2012	2,302	234	1,424	4	313	5,189	1	144	9,611
July 2011	2,775	384	582	0	298	2,439	8	84	6,570
Peel Region									
July 2012	2,747	1,183	884	10	265	2,264	8	450	7,811
July 2011	2,391	656	390	27	563	3,379	8	0	7,414
Halton Region									
July 2012	834	90	740	0	132	1,395	0	150	3,341
July 2011	1,070	86	526	0	258	1,177	0	337	3,454
Durham Region									
July 2012	1,264	42	229	0	249	190	0	175	2,149
July 2011	1,219	70	310	0	138	241	0	28	2,006
Toronto CMA									
July 2012	7,846	1,777	3,937	32	978	43,841	23	3,162	61,596
July 2011	7,566	1,440	2,922	41	1,217	33,809	36	3,292	50,323
Oshawa CMA									
July 2012	755	6	98	0	165	190	0	175	1,389
July 2011	898	14	151	0	117	6	0	28	1,214
Greater Toronto Area									
July 2012	8,360	1,773	4,063	14	1,137	44,523	23	3,487	63,380
July 2011	8,448	1,410	3,094	27	1,366	34,125	36	3,577	52,083

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Toronto City									
July 2012	82	4	46	0	0	537	0	0	669
July 2011	76	10	26	0	12	772	0	236	1,132
York Region									
July 2012	374	46	129	1	35	272	8	0	865
July 2011	372	96	15	0	11	0	0	0	494
Peel Region									
July 2012	205	64	52	0	9	0	0	0	330
July 2011	267	84	64	0	36	47	0	0	498
Halton Region									
July 2012	264	28	59	0	6	0	0	0	357
July 2011	97	6	64	0	57	56	0	0	280
Durham Region									
July 2012	236	6	57	0	10	0	0	0	309
July 2011	162	10	12	0	0	0	0	26	210
Toronto CMA									
July 2012	1,071	150	324	3	50	809	8	0	2,415
July 2011	835	198	137	2	108	875	0	236	2,391
Oshawa CMA									
July 2012	151	0	30	0	10	0	0	0	191
July 2011	149	10	6	0	0	0	0	26	191
Greater Toronto Area									
July 2012	1,161	148	343	1	60	809	8	0	2,530
July 2011	974	206	181	0	116	875	0	262	2,614

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
July 2012	52	3	17	0	4	672	11	390	1,149
July 2011	35	10	16	0	12	475	11	191	750
York Region									
July 2012	13	0	6	0	1	31	2	0	53
July 2011	12	0	26	0	0	116	2	0	156
Peel Region									
July 2012	32	5	0	0	2	74	0	197	310
July 2011	39	15	5	0	5	63	0	197	324
Halton Region									
July 2012	18	0	2	0	3	0	0	17	40
July 2011	11	0	8	0	3	0	0	0	22
Durham Region									
July 2012	19	0	12	0	3	39	7	5	85
July 2011	9	0	3	0	1	10	0	0	23
Toronto CMA									
July 2012	119	10	36	0	7	807	13	587	1,579
July 2011	99	25	55	0	17	659	13	388	1,256
Oshawa CMA									
July 2012	6	0	1	0	3	9	7	5	31
July 2011	8	0	3	0	1	10	0	0	22
Greater Toronto Area									
July 2012	134	8	37	0	13	816	20	609	1,637
July 2011	106	25	58	0	21	664	13	388	1,275

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Toronto City									
July 2012	74	4	50	0	0	529	0	0	657
July 2011	74	7	24	0	0	861	0	2	968
York Region									
July 2012	375	46	134	1	35	267	8	0	866
July 2011	373	96	10	0	13	25	0	0	517
Peel Region									
July 2012	228	64	52	0	9	0	0	0	353
July 2011	258	72	64	0	37	47	0	0	478
Halton Region									
July 2012	273	28	59	0	6	0	0	0	366
July 2011	97	6	64	0	57	56	0	58	338
Durham Region									
July 2012	230	6	51	0	10	0	2	0	299
July 2011	165	10	12	0	0	0	0	2	189
Toronto CMA									
July 2012	1,088	148	326	3	50	796	8	0	2,419
July 2011	826	183	130	3	99	989	0	2	2,232
Oshawa CMA									
July 2012	155	0	31	0	10	0	2	0	198
July 2011	152	10	6	0	0	0	0	2	170
Greater Toronto Area									
July 2012	1,180	148	346	1	60	796	10	0	2,541
July 2011	967	191	174	0	107	989	0	62	2,490

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490

Source: CMHC (Starts and Completions Survey)

**Table 1.2c: History of Housing Starts in the Greater Toronto Area
2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062
% Change	-9.6	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.2
2002	25,035	5,342	4,911	27	1,970	9,168	326	1,204	48,032

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	% Change
Toronto City	83	93	8	6	83	10	1,844	2,127	2,018	2,236	-9.7
Toronto	15	9	4	2	0	0	1,354	1,755	1,373	1,766	-22.3
East York	12	9	0	0	0	0	0	0	12	9	33.3
Etobicoke	8	23	4	0	0	0	490	238	502	261	92.3
North York	32	41	0	4	30	7	0	134	62	186	-66.7
Scarborough	14	9	0	0	53	3	0	0	67	12	**
York	2	2	0	0	0	0	0	0	2	2	0.0
York Region	411	480	56	50	375	126	620	714	1,462	1,370	6.7
Aurora	3	6	0	0	0	0	0	0	3	6	-50.0
East Gwillimbury	2	11	0	0	0	0	0	0	2	11	-81.8
Georgina Township	15	26	0	0	0	0	0	0	15	26	-42.3
King Township	21	9	0	0	14	0	0	0	35	9	**
Markham	110	182	10	24	45	13	620	714	785	933	-15.9
Newmarket	20	25	0	6	0	0	0	0	20	31	-35.5
Richmond Hill	29	66	6	0	92	107	0	0	127	173	-26.6
Vaughan	146	90	40	20	155	6	0	0	341	116	194.0
Whitchurch-Stouffville	65	65	0	0	69	0	0	0	134	65	106.2
Peel Region	344	285	70	54	9	52	0	0	423	391	8.2
Brampton	299	256	68	24	0	22	0	0	367	302	21.5
Caledon	18	19	2	30	0	18	0	0	20	67	-70.1
Mississauga	27	10	0	0	9	12	0	0	36	22	63.6
Halton Region	91	177	54	2	141	44	75	0	361	223	61.9
Burlington	10	46	0	0	0	12	0	0	10	58	-82.8
Halton Hills	5	4	0	0	25	9	0	0	30	13	130.8
Milton	62	77	54	2	116	0	75	0	307	79	**
Oakville	14	50	0	0	0	23	0	0	14	73	-80.8
Durham Region	170	194	14	2	56	54	0	0	240	250	-4.0
Ajax	19	7	14	2	13	13	0	0	46	22	109.1
Brock	4	1	0	0	0	0	0	0	4	1	**
Clarington	55	56	0	0	6	24	0	0	61	80	-23.8
Oshawa	33	27	0	0	22	7	0	0	55	34	61.8
Pickering	36	6	0	0	7	0	0	0	43	6	**
Scugog	1	1	0	0	0	0	0	0	1	1	0.0
Uxbridge	5	17	0	0	0	0	0	0	5	17	-70.6
Whitby	17	79	0	0	8	10	0	0	25	89	-71.9
Remainder of Toronto CMA	54	30	2	0	0	0	0	0	56	30	86.7
Bradford West Gwillimbury	11	7	0	0	0	0	0	0	11	7	57.1
Town of Mono	4	3	0	0	0	0	0	0	4	3	33.3
New Tecumseth	38	17	2	0	0	0	0	0	40	17	135.3
Orangeville	1	3	0	0	0	0	0	0	1	3	-66.7
Toronto CMA	1,033	1,049	204	114	628	233	2,539	2,841	4,404	4,237	3.9
Oshawa CMA	105	162	0	0	36	41	0	0	141	203	-30.5
Greater Toronto Area (GTA)	1,099	1,229	202	114	664	286	2,539	2,841	4,504	4,470	0.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Toronto City	534	406	136	130	441	128	13,213	11,147	14,324	11,811	21.3
Toronto	77	68	12	8	73	0	8,219	7,311	8,381	7,387	13.5
East York	54	24	6	0	0	0	105	363	165	387	-57.4
Etobicoke	85	66	70	2	68	0	2,258	744	2,481	812	**
North York	188	200	10	116	187	84	2,381	1,654	2,766	2,054	34.7
Scarborough	110	41	26	4	110	44	0	358	246	447	-45.0
York	20	6	12	0	3	0	250	0	285	6	**
York Region	2,003	2,573	246	440	1,476	612	3,080	1,707	6,805	5,332	27.6
Aurora	51	31	0	0	0	0	157	0	208	31	**
East Gwillimbury	75	58	32	14	0	17	0	0	107	89	20.2
Georgina Township	66	100	0	0	7	0	0	0	73	100	-27.0
King Township	147	51	4	2	66	0	127	137	344	190	81.1
Markham	465	830	134	140	835	64	1,813	967	3,247	2,001	62.3
Newmarket	266	106	0	6	60	0	0	0	326	112	191.1
Richmond Hill	252	317	10	4	208	222	564	0	1,034	543	90.4
Vaughan	456	627	46	184	196	220	419	499	1,117	1,530	-27.0
Whitchurch-Stouffville	225	453	20	90	104	89	0	104	349	736	-52.6
Peel Region	1,872	1,440	743	402	555	657	888	1,571	4,058	4,070	-0.3
Brampton	1,523	1,253	652	360	468	149	0	49	2,643	1,811	45.9
Caledon	222	123	41	36	78	89	0	0	341	248	37.5
Mississauga	127	64	50	6	9	419	888	1,522	1,074	2,011	-46.6
Halton Region	597	1,096	84	54	809	498	551	291	2,041	1,939	5.3
Burlington	71	199	0	4	90	16	338	75	499	294	69.7
Halton Hills	28	32	0	2	25	9	0	0	53	43	23.3
Milton	346	496	84	16	467	201	77	216	974	929	4.8
Oakville	152	369	0	32	227	272	136	0	515	673	-23.5
Durham Region	1,143	1,031	48	76	354	285	293	251	1,838	1,643	11.9
Ajax	180	172	42	38	137	119	0	0	359	329	9.1
Brock	6	5	0	0	0	0	0	0	6	5	20.0
Clarington	390	302	6	0	45	66	82	0	523	368	42.1
Oshawa	158	192	0	38	22	51	0	16	180	297	-39.4
Pickering	213	41	0	0	31	3	0	235	244	279	-12.5
Scugog	9	10	0	0	0	0	0	0	9	10	-10.0
Uxbridge	37	34	0	0	0	0	0	0	37	34	8.8
Whitby	150	275	0	0	119	46	211	0	480	321	49.5
Remainder of Toronto CMA	354	302	16	54	83	0	0	0	453	356	27.2
Bradford West Gwillimbury	155	224	2	36	22	0	0	0	179	260	-31.2
Town of Mono	27	17	0	0	0	0	0	0	27	17	58.8
New Tecumseth	158	47	14	18	25	0	0	0	197	65	**
Orangeville	14	14	0	0	36	0	0	0	50	14	**
Toronto CMA	5,719	5,865	1,267	1,114	3,442	2,001	17,394	14,876	27,822	23,856	16.6
Oshawa CMA	698	769	6	38	186	163	293	16	1,183	986	20.0
Greater Toronto Area (GTA)	6,419	6,546	1,257	1,102	3,635	2,180	18,025	14,967	29,066	24,795	17.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Toronto City	83	10	0	0	1,672	1,530	172	597
Toronto	0	0	0	0	1,182	1,292	172	463
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	490	238	0	0
North York	30	7	0	0	0	0	0	134
Scarborough	53	3	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	375	126	0	0	620	714	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	14	0	0	0	0	0	0	0
Markham	45	13	0	0	620	714	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	92	107	0	0	0	0	0	0
Vaughan	155	6	0	0	0	0	0	0
Whitchurch-Stouffville	69	0	0	0	0	0	0	0
Peel Region	9	52	0	0	0	0	0	0
Brampton	0	22	0	0	0	0	0	0
Caledon	0	18	0	0	0	0	0	0
Mississauga	9	12	0	0	0	0	0	0
Halton Region	141	44	0	0	75	0	0	0
Burlington	0	12	0	0	0	0	0	0
Halton Hills	25	9	0	0	0	0	0	0
Milton	116	0	0	0	75	0	0	0
Oakville	0	23	0	0	0	0	0	0
Durham Region	56	54	0	0	0	0	0	0
Ajax	13	13	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	24	0	0	0	0	0	0
Oshawa	22	7	0	0	0	0	0	0
Pickering	7	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	8	10	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	628	233	0	0	2,367	2,244	172	597
Oshawa CMA	36	41	0	0	0	0	0	0
Greater Toronto Area (GTA)	664	286	0	0	2,367	2,244	172	597

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	427	128	14	0	12,136	9,771	1,077	1,376
Toronto	73	0	0	0	7,483	6,542	736	769
East York	0	0	0	0	105	363	0	0
Etobicoke	68	0	0	0	2,258	508	0	236
North York	173	84	14	0	2,290	1,283	91	371
Scarborough	110	44	0	0	0	358	0	0
York	3	0	0	0	0	0	250	0
York Region	1,468	604	8	8	2,932	1,623	148	84
Aurora	0	0	0	0	157	0	0	0
East Gwillimbury	0	17	0	0	0	0	0	0
Georgina Township	7	0	0	0	0	0	0	0
King Township	66	0	0	0	127	137	0	0
Markham	835	64	0	0	1,805	967	8	0
Newmarket	60	0	0	0	0	0	0	0
Richmond Hill	208	222	0	0	424	0	140	0
Vaughan	196	220	0	0	419	415	0	84
Whitchurch-Stouffville	96	81	8	8	0	104	0	0
Peel Region	555	657	0	0	638	1,571	250	0
Brampton	468	149	0	0	0	49	0	0
Caledon	78	89	0	0	0	0	0	0
Mississauga	9	419	0	0	638	1,522	250	0
Halton Region	809	498	0	0	551	291	0	0
Burlington	90	16	0	0	338	75	0	0
Halton Hills	25	9	0	0	0	0	0	0
Milton	467	201	0	0	77	216	0	0
Oakville	227	272	0	0	136	0	0	0
Durham Region	354	285	0	0	154	235	139	16
Ajax	137	119	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	45	66	0	0	82	0	0	0
Oshawa	22	51	0	0	0	0	0	16
Pickering	31	3	0	0	0	235	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	119	46	0	0	72	0	139	0
Remainder of Toronto CMA	83	0	0	0	0	0	0	0
Bradford West Gwillimbury	22	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	25	0	0	0	0	0	0	0
Orangeville	36	0	0	0	0	0	0	0
Toronto CMA	3,420	1,993	22	8	15,919	13,416	1,475	1,460
Oshawa CMA	186	163	0	0	154	0	139	16
Greater Toronto Area (GTA)	3,613	2,172	22	8	16,411	13,491	1,614	1,476

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2012

Submarket	Freehold		Condominium		Rental		Total*	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Toronto City	144	109	1,702	1,530	172	597	2,018	2,236
Toronto	19	11	1,182	1,292	172	463	1,373	1,766
East York	12	9	0	0	0	0	12	9
Etobicoke	12	23	490	238	0	0	502	261
North York	32	52	30	0	0	134	62	186
Scarborough	67	12	0	0	0	0	67	12
York	2	2	0	0	0	0	2	2
York Region	839	557	622	813	1	0	1,462	1,370
Aurora	1	6	2	0	0	0	3	6
East Gwillimbury	2	11	0	0	0	0	2	11
Georgina Township	15	26	0	0	0	0	15	26
King Township	35	9	0	0	0	0	35	9
Markham	165	219	620	714	0	0	785	933
Newmarket	20	31	0	0	0	0	20	31
Richmond Hill	127	74	0	99	0	0	127	173
Vaughan	341	116	0	0	0	0	341	116
Whitchurch-Stouffville	133	65	0	0	1	0	134	65
Peel Region	414	379	9	12	0	0	423	391
Brampton	367	302	0	0	0	0	367	302
Caledon	20	67	0	0	0	0	20	67
Mississauga	27	10	9	12	0	0	36	22
Halton Region	286	211	75	12	0	0	361	223
Burlington	10	46	0	12	0	0	10	58
Halton Hills	30	13	0	0	0	0	30	13
Milton	232	79	75	0	0	0	307	79
Oakville	14	73	0	0	0	0	14	73
Durham Region	204	243	36	7	0	0	240	250
Ajax	40	22	6	0	0	0	46	22
Brock	4	1	0	0	0	0	4	1
Clarington	61	80	0	0	0	0	61	80
Oshawa	33	27	22	7	0	0	55	34
Pickering	43	6	0	0	0	0	43	6
Scugog	1	1	0	0	0	0	1	1
Uxbridge	5	17	0	0	0	0	5	17
Whitby	17	89	8	0	0	0	25	89
Remainder of Toronto CMA	48	26	8	4	0	0	56	30
Bradford West Gwillimbury	11	7	0	0	0	0	11	7
Town of Mono	4	0	0	3	0	0	4	3
New Tecumseth	32	16	8	1	0	0	40	17
Orangeville	1	3	0	0	0	0	1	3
Toronto CMA	1,809	1,281	2,422	2,359	173	597	4,404	4,237
Oshawa CMA	111	196	30	7	0	0	141	203
Greater Toronto Area (GTA)	1,887	1,499	2,444	2,374	173	597	4,504	4,470

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - July 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	1,161	1,050	12,072	9,385	1,091	1,376	14,324	11,811
Toronto	162	483	7,483	6,135	736	769	8,381	7,387
East York	60	24	105	363	0	0	165	387
Etobicoke	155	68	2,326	508	0	236	2,481	812
North York	503	400	2,158	1,283	105	371	2,766	2,054
Scarborough	246	68	0	379	0	0	246	447
York	35	6	0	0	250	0	285	6
York Region	3,668	3,447	2,980	1,793	157	92	6,805	5,332
Aurora	49	31	159	0	0	0	208	31
East Gwillimbury	107	89	0	0	0	0	107	89
Georgina Township	73	100	0	0	0	0	73	100
King Township	217	53	127	137	0	0	344	190
Markham	1,410	1,006	1,829	995	8	0	3,247	2,001
Newmarket	326	112	0	0	0	0	326	112
Richmond Hill	448	401	446	142	140	0	1,034	543
Vaughan	698	1,031	419	415	0	84	1,117	1,530
Whitchurch-Stouffville	340	624	0	104	9	8	349	736
Peel Region	3,109	2,105	699	1,965	250	0	4,058	4,070
Brampton	2,591	1,758	52	53	0	0	2,643	1,811
Caledon	341	248	0	0	0	0	341	248
Mississauga	177	99	647	1,912	250	0	1,074	2,011
Halton Region	1,259	1,539	782	400	0	0	2,041	1,939
Burlington	155	203	344	91	0	0	499	294
Halton Hills	53	43	0	0	0	0	53	43
Milton	899	713	75	216	0	0	974	929
Oakville	152	580	363	93	0	0	515	673
Durham Region	1,359	1,535	340	92	139	16	1,838	1,643
Ajax	289	308	70	21	0	0	359	329
Brock	6	5	0	0	0	0	6	5
Clarington	425	348	98	20	0	0	523	368
Oshawa	158	230	22	51	0	16	180	297
Pickering	244	279	0	0	0	0	244	279
Scugog	9	10	0	0	0	0	9	10
Uxbridge	37	34	0	0	0	0	37	34
Whitby	191	321	150	0	139	0	480	321
Remainder of Toronto CMA	423	333	30	23	0	0	453	356
Bradford West Gwillimbury	179	260	0	0	0	0	179	260
Town of Mono	17	6	10	11	0	0	27	17
New Tecumseth	177	53	20	12	0	0	197	65
Orangeville	50	14	0	0	0	0	50	14
Toronto CMA	10,035	8,892	16,289	13,496	1,498	1,468	27,822	23,856
Oshawa CMA	774	899	270	71	139	16	1,183	986
Greater Toronto Area (GTA)	10,556	9,676	16,873	13,635	1,637	1,484	29,066	24,795

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	% Change
Toronto City	82	76	4	10	46	38	537	1,008	669	1,132	-40.9
Toronto	9	16	4	2	5	0	342	518	360	536	-32.8
East York	4	6	0	0	0	0	0	44	4	50	-92.0
Etobicoke	13	5	0	4	0	0	0	0	13	9	44.4
North York	32	38	0	0	11	6	195	446	238	490	-51.4
Scarborough	21	9	0	4	30	32	0	0	51	45	13.3
York	3	2	0	0	0	0	0	0	3	2	50.0
York Region	375	372	46	96	172	26	272	0	865	494	75.1
Aurora	5	7	0	0	0	0	0	0	5	7	-28.6
East Gwillimbury	4	2	0	2	0	0	0	0	4	4	0.0
Georgina Township	8	6	0	0	0	0	0	0	8	6	33.3
King Township	4	18	0	0	0	0	0	0	4	18	-77.8
Markham	85	79	44	6	82	0	0	0	211	85	148.2
Newmarket	14	10	0	0	0	0	0	0	14	10	40.0
Richmond Hill	113	80	0	0	44	12	0	0	157	92	70.7
Vaughan	131	138	2	80	27	14	272	0	432	232	86.2
Whitchurch-Stouffville	11	32	0	8	19	0	0	0	30	40	-25.0
Peel Region	205	267	64	84	61	100	0	47	330	498	-33.7
Brampton	160	220	54	66	0	66	0	0	214	352	-39.2
Caledon	36	20	10	8	52	10	0	0	98	38	157.9
Mississauga	9	27	0	10	9	24	0	47	18	108	-83.3
Halton Region	264	97	28	6	65	121	0	56	357	280	27.5
Burlington	22	25	0	4	0	48	0	0	22	77	-71.4
Halton Hills	7	5	0	0	0	0	0	0	7	5	40.0
Milton	109	36	24	2	45	22	0	56	178	116	53.4
Oakville	126	31	4	0	20	51	0	0	150	82	82.9
Durham Region	236	162	6	10	67	12	0	26	309	210	47.1
Ajax	72	7	6	0	27	0	0	0	105	7	**
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	81	43	0	0	30	6	0	0	111	49	126.5
Oshawa	30	47	0	10	0	0	0	26	30	83	-63.9
Pickering	2	3	0	0	0	6	0	0	2	9	-77.8
Scugog	1	1	0	0	0	0	0	0	1	1	0.0
Uxbridge	9	2	0	0	0	0	0	0	9	2	**
Whitby	40	59	0	0	10	0	0	0	50	59	-15.3
Remainder of Toronto CMA	87	38	2	8	11	0	0	0	100	46	117.4
Bradford West Gwillimbury	22	30	0	6	0	0	0	0	22	36	-38.9
Town of Mono	4	2	0	0	0	0	0	0	4	2	100.0
New Tecumseth	54	3	0	2	0	0	0	0	54	5	**
Orangeville	7	3	2	0	11	0	0	0	20	3	**
Toronto CMA	1,074	837	150	200	382	243	809	1,111	2,415	2,391	1.0
Oshawa CMA	151	149	0	10	40	6	0	26	191	191	0.0
Greater Toronto Area (GTA)	1,162	974	148	206	411	297	809	1,137	2,530	2,614	-3.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Toronto City	479	433	162	40	403	193	6,483	9,877	7,527	10,543	-28.6
Toronto	63	75	6	20	23	30	3,318	5,158	3,410	5,283	-35.5
East York	26	23	0	0	0	0	0	44	26	67	-61.2
Etobicoke	64	51	2	14	5	0	1,916	551	1,987	616	**
North York	197	171	146	0	252	22	1,066	1,662	1,661	1,855	-10.5
Scarborough	119	102	8	4	123	141	183	2,462	433	2,709	-84.0
York	10	11	0	2	0	0	0	0	10	13	-23.1
York Region	2,591	2,252	288	370	822	534	596	943	4,297	4,099	4.8
Aurora	23	89	0	8	0	0	0	153	23	250	-90.8
East Gwillimbury	41	39	12	4	20	15	0	0	73	58	25.9
Georgina Township	79	50	0	0	0	11	0	0	79	61	29.5
King Township	28	98	0	0	0	18	0	0	28	116	-75.9
Markham	878	344	232	146	476	116	7	735	1,593	1,341	18.8
Newmarket	135	89	4	4	0	0	4	0	143	93	53.8
Richmond Hill	423	453	10	10	147	114	20	25	600	602	-0.3
Vaughan	747	876	26	158	103	183	565	30	1,441	1,247	15.6
Whitchurch-Stouffville	237	214	4	40	76	77	0	0	317	331	-4.2
Peel Region	1,679	1,255	462	302	500	842	859	1,077	3,500	3,476	0.7
Brampton	1,422	1,038	290	212	214	615	0	74	1,926	1,939	-0.7
Caledon	169	94	78	28	68	30	0	0	315	152	107.2
Mississauga	88	123	94	62	218	197	859	1,003	1,259	1,385	-9.1
Halton Region	1,160	710	130	148	462	529	427	109	2,179	1,496	45.7
Burlington	202	157	0	52	27	70	0	0	229	279	-17.9
Halton Hills	25	40	4	0	19	8	0	53	48	101	-52.5
Milton	605	369	98	96	221	230	288	56	1,212	751	61.4
Oakville	328	144	28	0	195	221	139	0	690	365	89.0
Durham Region	1,253	854	88	74	526	407	249	52	2,116	1,387	52.6
Ajax	250	121	88	40	180	170	0	0	518	331	56.5
Brock	6	4	0	0	0	0	0	0	6	4	50.0
Clarington	295	236	0	0	66	42	0	6	361	284	27.1
Oshawa	173	231	0	26	53	55	14	46	240	358	-33.0
Pickering	230	19	0	0	67	25	235	0	532	44	**
Scugog	7	7	0	0	0	0	0	0	7	7	0.0
Uxbridge	21	15	0	0	0	0	0	0	21	15	40.0
Whitby	271	221	0	8	160	115	0	0	431	344	25.3
Remainder of Toronto CMA	469	343	40	54	11	26	0	0	520	423	22.9
Bradford West Gwillimbury	226	277	24	42	0	23	0	0	250	342	-26.9
Town of Mono	19	19	0	0	0	0	0	0	19	19	0.0
New Tecumseth	189	31	10	10	0	0	0	0	199	41	**
Orangeville	35	16	6	2	11	3	0	0	52	21	147.6
Toronto CMA	6,677	4,991	1,170	902	2,418	2,249	8,600	12,006	18,865	20,148	-6.4
Oshawa CMA	739	688	0	34	279	212	14	52	1,032	986	4.7
Greater Toronto Area (GTA)	7,162	5,504	1,130	934	2,713	2,505	8,614	12,058	19,619	21,001	-6.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Toronto City	46	38	0	0	537	772	0	236
Toronto	5	0	0	0	342	326	0	192
East York	0	0	0	0	0	0	0	44
Etobicoke	0	0	0	0	0	0	0	0
North York	11	6	0	0	195	446	0	0
Scarborough	30	32	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	164	26	8	0	272	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	82	0	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	44	12	0	0	0	0	0	0
Vaughan	27	14	0	0	272	0	0	0
Whitchurch-Stouffville	11	0	8	0	0	0	0	0
Peel Region	61	100	0	0	0	47	0	0
Brampton	0	66	0	0	0	0	0	0
Caledon	52	10	0	0	0	0	0	0
Mississauga	9	24	0	0	0	47	0	0
Halton Region	65	121	0	0	0	56	0	0
Burlington	0	48	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	45	22	0	0	0	56	0	0
Oakville	20	51	0	0	0	0	0	0
Durham Region	67	12	0	0	0	0	0	26
Ajax	27	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	30	6	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	26
Pickering	0	6	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	10	0	0	0	0	0	0	0
Remainder of Toronto CMA	11	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	11	0	0	0	0	0	0	0
Toronto CMA	374	243	8	0	809	875	0	236
Oshawa CMA	40	6	0	0	0	0	0	26
Greater Toronto Area (GTA)	403	297	8	0	809	875	0	262

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	403	193	0	0	4,773	9,122	1,710	726
Toronto	23	30	0	0	2,548	4,779	770	350
East York	0	0	0	0	0	0	0	44
Etobicoke	5	0	0	0	1,191	551	725	0
North York	252	22	0	0	1,004	1,330	62	332
Scarborough	123	141	0	0	30	2,462	153	0
York	0	0	0	0	0	0	0	0
York Region	806	522	16	12	501	918	95	25
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	20	15	0	0	0	0	0	0
Georgina Township	0	11	0	0	0	0	0	0
King Township	0	18	0	0	0	0	0	0
Markham	476	116	0	0	0	735	7	0
Newmarket	0	0	0	0	0	0	4	0
Richmond Hill	147	114	0	0	20	0	0	25
Vaughan	103	183	0	0	481	30	84	0
Whitchurch-Stouffville	60	65	16	12	0	0	0	0
Peel Region	500	842	0	0	859	1,051	0	26
Brampton	214	615	0	0	0	48	0	26
Caledon	68	30	0	0	0	0	0	0
Mississauga	218	197	0	0	859	1,003	0	0
Halton Region	462	529	0	0	347	56	80	53
Burlington	27	70	0	0	0	0	0	0
Halton Hills	19	8	0	0	0	0	0	53
Milton	221	230	0	0	208	56	80	0
Oakville	195	221	0	0	139	0	0	0
Durham Region	480	407	46	0	235	6	14	46
Ajax	180	170	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	58	42	8	0	0	6	0	0
Oshawa	15	55	38	0	0	0	14	46
Pickering	67	25	0	0	235	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	160	115	0	0	0	0	0	0
Remainder of Toronto CMA	11	26	0	0	0	0	0	0
Bradford West Gwillimbury	0	23	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	11	3	0	0	0	0	0	0
Toronto CMA	2,402	2,237	16	12	6,715	11,147	1,885	830
Oshawa CMA	233	212	46	0	0	6	14	46
Greater Toronto Area (GTA)	2,651	2,493	62	12	6,715	11,153	1,899	876

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2012

Submarket	Freehold		Condominium		Rental		Total*	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Toronto City	132	112	537	784	0	236	669	1,132
Toronto	18	18	342	326	0	192	360	536
East York	4	6	0	0	0	44	4	50
Etobicoke	13	9	0	0	0	0	13	9
North York	43	44	195	446	0	0	238	490
Scarborough	51	33	0	12	0	0	51	45
York	3	2	0	0	0	0	3	2
York Region	549	483	308	11	8	0	865	494
Aurora	4	7	1	0	0	0	5	7
East Gwillimbury	4	4	0	0	0	0	4	4
Georgina Township	8	6	0	0	0	0	8	6
King Township	4	18	0	0	0	0	4	18
Markham	211	85	0	0	0	0	211	85
Newmarket	14	10	0	0	0	0	14	10
Richmond Hill	133	85	24	7	0	0	157	92
Vaughan	149	228	283	4	0	0	432	232
Whitchurch-Stouffville	22	40	0	0	8	0	30	40
Peel Region	321	415	9	83	0	0	330	498
Brampton	214	340	0	12	0	0	214	352
Caledon	98	38	0	0	0	0	98	38
Mississauga	9	37	9	71	0	0	18	108
Halton Region	351	167	6	113	0	0	357	280
Burlington	22	67	0	10	0	0	22	77
Halton Hills	7	5	0	0	0	0	7	5
Milton	178	60	0	56	0	0	178	116
Oakville	144	35	6	47	0	0	150	82
Durham Region	299	184	10	0	0	26	309	210
Ajax	105	7	0	0	0	0	105	7
Brock	1	0	0	0	0	0	1	0
Clarington	105	49	6	0	0	0	111	49
Oshawa	30	57	0	0	0	26	30	83
Pickering	2	9	0	0	0	0	2	9
Scugog	1	1	0	0	0	0	1	1
Uxbridge	9	2	0	0	0	0	9	2
Whitby	46	59	4	0	0	0	50	59
Remainder of Toronto CMA	98	42	2	4	0	0	100	46
Bradford West Gwillimbury	22	36	0	0	0	0	22	36
Town of Mono	2	0	2	2	0	0	4	2
New Tecumseth	54	3	0	2	0	0	54	5
Orangeville	20	3	0	0	0	0	20	3
Toronto CMA	1,545	1,170	862	985	8	236	2,415	2,391
Oshawa CMA	181	165	10	0	0	26	191	191
Greater Toronto Area (GTA)	1,652	1,361	870	991	8	262	2,530	2,614

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - July 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	1,031	629	4,786	9,159	1,710	726	7,527	10,543
Toronto	113	125	2,527	4,779	770	350	3,410	5,283
East York	26	23	0	0	0	44	26	67
Etobicoke	71	105	1,191	511	725	0	1,987	616
North York	594	177	1,005	1,346	62	332	1,661	1,855
Scarborough	217	186	63	2,523	153	0	433	2,709
York	10	13	0	0	0	0	10	13
York Region	3,629	3,034	557	1,028	111	37	4,297	4,099
Aurora	21	97	2	153	0	0	23	250
East Gwillimbury	73	58	0	0	0	0	73	58
Georgina Township	79	61	0	0	0	0	79	61
King Township	28	116	0	0	0	0	28	116
Markham	1,586	597	0	744	7	0	1,593	1,341
Newmarket	139	93	0	0	4	0	143	93
Richmond Hill	537	517	63	60	0	25	600	602
Vaughan	865	1,176	492	71	84	0	1,441	1,247
Whitchurch-Stouffville	301	319	0	0	16	12	317	331
Peel Region	2,438	1,993	1,062	1,457	0	26	3,500	3,476
Brampton	1,926	1,584	0	329	0	26	1,926	1,939
Caledon	315	146	0	6	0	0	315	152
Mississauga	197	263	1,062	1,122	0	0	1,259	1,385
Halton Region	1,550	1,256	549	187	80	53	2,179	1,496
Burlington	202	269	27	10	0	0	229	279
Halton Hills	25	48	23	0	0	53	48	101
Milton	835	695	297	56	80	0	1,212	751
Oakville	488	244	202	121	0	0	690	365
Durham Region	1,731	1,239	323	102	62	46	2,116	1,387
Ajax	488	331	30	0	0	0	518	331
Brock	6	4	0	0	0	0	6	4
Clarington	341	257	12	27	8	0	361	284
Oshawa	171	257	15	55	54	46	240	358
Pickering	297	44	235	0	0	0	532	44
Scugog	7	7	0	0	0	0	7	7
Uxbridge	21	15	0	0	0	0	21	15
Whitby	400	324	31	20	0	0	431	344
Remainder of Toronto CMA	505	391	15	32	0	0	520	423
Bradford West Gwillimbury	250	342	0	0	0	0	250	342
Town of Mono	9	12	10	7	0	0	19	19
New Tecumseth	194	16	5	25	0	0	199	41
Orangeville	52	21	0	0	0	0	52	21
Toronto CMA	9,757	7,424	7,207	11,853	1,901	842	18,865	20,148
Oshawa CMA	912	838	56	102	62	46	1,032	986
Greater Toronto Area (GTA)	10,379	8,151	7,277	11,933	1,963	888	19,619	21,001

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2012

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
July 2012	1	1.4	8	11.3	2	2.8	9	12.7	51	71.8	71	899,700	1,086,065
July 2011	6	8.1	1	1.4	1	1.4	6	8.1	60	81.1	74	1,176,500	1,570,465
Year-to-date 2012	7	1.5	76	16.1	48	10.2	44	9.3	296	62.8	471	975,500	1,092,939
Year-to-date 2011	58	13.2	26	5.9	37	8.4	29	6.6	291	66.0	441	1,079,000	1,263,237
Toronto													
July 2012	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
July 2011	0	0.0	0	0.0	0	0.0	2	12.5	14	87.5	16	1,347,000	2,230,988
Year-to-date 2012	0	0.0	0	0.0	1	1.7	0	0.0	59	98.3	60	1,310,000	1,775,635
Year-to-date 2011	1	1.4	3	4.1	2	2.7	3	4.1	65	87.8	74	1,387,000	1,825,532
East York													
July 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
July 2011	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	5	20.0	20	80.0	25	1,275,000	1,269,095
Year-to-date 2011	0	0.0	1	4.2	1	4.2	3	12.5	19	79.2	24	1,192,000	1,167,563
Etobicoke													
July 2012	0	0.0	0	0.0	0	0.0	3	23.1	10	76.9	13	969,500	986,932
July 2011	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	5	7.5	17	25.4	45	67.2	67	1,054,900	1,153,243
Year-to-date 2011	0	0.0	0	0.0	4	7.8	12	23.5	35	68.6	51	1,450,900	1,433,505
North York													
July 2012	1	3.7	0	0.0	0	0.0	3	11.1	23	85.2	27	929,990	1,160,075
July 2011	0	0.0	0	0.0	0	0.0	0	0.0	37	100.0	37	1,315,900	1,717,123
Year-to-date 2012	5	2.5	22	10.9	5	2.5	11	5.4	159	78.7	202	1,040,895	1,133,522
Year-to-date 2011	2	1.1	1	0.6	5	2.9	7	4.0	160	91.4	175	1,250,500	1,461,647
Scarborough													
July 2012	0	0.0	8	50.0	1	6.3	2	12.5	5	31.3	16	583,450	666,906
July 2011	6	75.0	1	12.5	0	0.0	0	0.0	1	12.5	8	--	--
Year-to-date 2012	2	1.9	54	50.5	33	30.8	10	9.3	8	7.5	107	541,900	576,059
Year-to-date 2011	55	51.9	21	19.8	21	19.8	0	0.0	9	8.5	106	446,945	520,747
York													
July 2012	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
July 2011	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	4	40.0	1	10.0	5	50.0	10	865,145	863,188
Year-to-date 2011	0	0.0	0	0.0	4	36.4	4	36.4	3	27.3	11	689,500	898,205

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2012

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
July 2012	32	8.5	61	16.2	66	17.6	105	27.9	112	29.8	376	698,900	795,117
July 2011	36	9.7	101	27.1	110	29.5	79	21.2	47	12.6	373	594,990	655,797
Year-to-date 2012	328	12.7	593	22.9	594	22.9	676	26.1	399	15.4	2,590	610,450	665,496
Year-to-date 2011	270	12.0	527	23.4	790	35.1	413	18.3	253	11.2	2,253	589,990	624,588
Aurora													
July 2012	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
July 2011	2	22.2	0	0.0	0	0.0	0	0.0	7	77.8	9	--	--
Year-to-date 2012	1	4.2	2	8.3	1	4.2	4	16.7	16	66.7	24	992,000	1,180,244
Year-to-date 2011	4	4.2	23	24.2	41	43.2	7	7.4	20	21.1	95	614,900	699,715
East Gwillimbury													
July 2012	2	50.0	1	25.0	0	0.0	1	25.0	0	0.0	4	--	--
July 2011	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	32	78.0	8	19.5	0	0.0	1	2.4	0	0.0	41	440,990	442,841
Year-to-date 2011	19	48.7	10	25.6	9	23.1	0	0.0	1	2.6	39	454,990	485,551
Georgina Township													
July 2012	5	62.5	1	12.5	0	0.0	0	0.0	2	25.0	8	--	--
July 2011	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2012	67	84.8	5	6.3	0	0.0	0	0.0	7	8.9	79	354,990	444,092
Year-to-date 2011	41	82.0	1	2.0	2	4.0	2	4.0	4	8.0	50	326,990	398,149
King Township													
July 2012	0	0.0	1	25.0	0	0.0	0	0.0	3	75.0	4	--	--
July 2011	0	0.0	0	0.0	0	0.0	11	61.1	7	38.9	18	781,490	793,712
Year-to-date 2012	0	0.0	1	3.7	0	0.0	11	40.7	15	55.6	27	849,990	911,177
Year-to-date 2011	13	13.7	20	21.1	2	2.1	40	42.1	20	21.1	95	718,990	660,190
Markham													
July 2012	20	23.0	43	49.4	8	9.2	9	10.3	7	8.0	87	519,990	551,158
July 2011	7	8.9	50	63.3	10	12.7	12	15.2	0	0.0	79	484,990	524,408
Year-to-date 2012	152	17.4	371	42.4	239	27.3	77	8.8	35	4.0	874	528,949	554,082
Year-to-date 2011	39	11.3	123	35.8	111	32.3	40	11.6	31	9.0	344	561,990	592,778
Newmarket													
July 2012	4	28.6	3	21.4	3	21.4	4	28.6	0	0.0	14	576,945	555,653
July 2011	2	18.2	5	45.5	4	36.4	0	0.0	0	0.0	11	538,900	527,363
Year-to-date 2012	30	22.2	46	34.1	35	25.9	24	17.8	0	0.0	135	546,900	545,412
Year-to-date 2011	39	43.8	24	27.0	24	27.0	2	2.2	0	0.0	89	479,900	498,410
Richmond Hill													
July 2012	0	0.0	8	7.1	45	40.2	42	37.5	17	15.2	112	657,990	750,394
July 2011	1	1.3	16	20.0	26	32.5	36	45.0	1	1.3	80	640,490	633,817
Year-to-date 2012	1	0.2	34	8.1	161	38.3	154	36.7	70	16.7	420	654,990	737,161
Year-to-date 2011	35	7.9	64	14.4	180	40.5	122	27.5	43	9.7	444	635,900	651,343
Vaughan													
July 2012	1	0.8	1	0.8	9	6.9	49	37.4	71	54.2	131	817,990	991,696
July 2011	10	7.2	22	15.9	57	41.3	17	12.3	32	23.2	138	601,990	751,044
Year-to-date 2012	6	0.8	16	2.1	103	13.7	400	53.1	228	30.3	753	743,990	806,716
Year-to-date 2011	30	3.4	175	19.9	357	40.6	189	21.5	129	14.7	880	614,400	667,359
Whitchurch-Stouffville													
July 2012	0	0.0	3	27.3	1	9.1	0	0.0	7	63.6	11	1,323,000	1,044,373
July 2011	8	26.7	6	20.0	13	43.3	3	10.0	0	0.0	30	556,490	535,778
Year-to-date 2012	39	16.5	110	46.4	55	23.2	5	2.1	28	11.8	237	504,900	601,288
Year-to-date 2011	50	23.0	87	40.1	64	29.5	11	5.1	5	2.3	217	508,990	527,257

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2012

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
July 2012	35	15.4	60	26.3	73	32.0	50	21.9	10	4.4	228	568,900	579,184
July 2011	65	25.2	58	22.5	68	26.4	54	20.9	13	5.0	258	561,445	570,617
Year-to-date 2012	290	17.4	456	27.4	449	27.0	355	21.3	114	6.9	1,664	563,900	586,889
Year-to-date 2011	371	28.5	343	26.3	302	23.2	205	15.7	81	6.2	1,302	539,900	563,986
Brampton													
July 2012	32	17.3	55	29.7	63	34.1	33	17.8	2	1.1	185	553,990	550,417
July 2011	65	30.8	52	24.6	59	28.0	35	16.6	0	0.0	211	531,990	528,157
Year-to-date 2012	281	19.9	419	29.7	352	24.9	305	21.6	54	3.8	1,411	551,900	561,026
Year-to-date 2011	365	33.6	296	27.2	254	23.4	161	14.8	11	1.0	1,087	509,990	520,533
Caledon													
July 2012	3	8.8	5	14.7	10	29.4	12	35.3	4	11.8	34	639,945	650,154
July 2011	0	0.0	6	30.0	7	35.0	1	5.0	6	30.0	20	596,490	729,867
Year-to-date 2012	9	5.5	36	21.8	68	41.2	43	26.1	9	5.5	165	602,900	642,404
Year-to-date 2011	5	5.4	41	44.6	26	28.3	8	8.7	12	13.0	92	549,950	611,434
Mississauga													
July 2012	0	0.0	0	0.0	0	0.0	5	55.6	4	44.4	9	—	—
July 2011	0	0.0	0	0.0	2	7.4	18	66.7	7	25.9	27	760,900	784,478
Year-to-date 2012	0	0.0	1	1.1	29	33.0	7	8.0	51	58.0	88	850,000	897,486
Year-to-date 2011	1	0.8	6	4.9	22	17.9	36	29.3	58	47.2	123	769,900	912,503
Halton Region													
July 2012	31	11.4	89	32.6	69	25.3	25	9.2	59	21.6	273	569,900	682,644
July 2011	22	22.7	24	24.7	10	10.3	5	5.2	36	37.1	97	580,900	1,234,548
Year-to-date 2012	268	23.3	385	33.5	229	19.9	76	6.6	191	16.6	1,149	523,990	679,637
Year-to-date 2011	216	30.0	250	34.7	69	9.6	49	6.8	136	18.9	720	495,900	809,117
Burlington													
July 2012	2	9.1	10	45.5	7	31.8	0	0.0	3	13.6	22	533,495	629,905
July 2011	6	24.0	12	48.0	2	8.0	1	4.0	4	16.0	25	490,990	851,352
Year-to-date 2012	17	8.7	106	54.4	51	26.2	2	1.0	19	9.7	195	523,990	632,172
Year-to-date 2011	29	19.5	86	54.8	14	8.9	3	1.9	25	15.9	157	500,000	841,145
Halton Hills													
July 2012	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
July 2011	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	2	8.0	5	20.0	18	72.0	25	850,000	907,476
Year-to-date 2011	3	7.5	8	20.0	2	5.0	3	7.5	24	60.0	40	854,950	1,071,503
Milton													
July 2012	27	24.8	45	41.3	37	33.9	0	0.0	0	0.0	109	490,900	506,918
July 2011	16	44.4	12	33.3	6	16.7	2	5.6	0	0.0	36	469,900	479,324
Year-to-date 2012	246	40.7	220	36.4	131	21.7	4	0.7	4	0.7	605	469,900	490,334
Year-to-date 2011	181	49.1	147	39.8	34	9.2	4	1.1	3	0.8	369	450,900	467,714
Oakville													
July 2012	2	1.5	34	25.2	25	18.5	25	18.5	49	36.3	135	699,000	818,446
July 2011	0	0.0	0	0.0	2	6.5	2	6.5	27	87.1	31	2,500,000	2,449,093
Year-to-date 2012	5	1.5	59	18.2	45	13.9	65	20.1	150	46.3	324	783,900	1,044,107
Year-to-date 2011	3	1.9	9	5.8	19	12.3	39	25.3	84	54.5	154	859,945	1,526,349

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2012

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
July 2012	133	57.8	49	21.3	31	13.5	14	6.1	3	1.3	230	419,900	447,639
July 2011	112	67.9	32	19.4	10	6.1	7	4.2	4	2.4	165	383,900	418,480
Year-to-date 2012	660	53.3	287	23.2	182	14.7	74	6.0	36	2.9	1,239	439,900	457,629
Year-to-date 2011	603	70.2	162	18.9	61	7.1	20	2.3	13	1.5	859	363,990	403,476
Ajax													
July 2012	23	36.5	13	20.6	17	27.0	10	15.9	0	0.0	63	501,100	512,308
July 2011	2	25.0	2	25.0	4	50.0	0	0.0	0	0.0	8	—	—
Year-to-date 2012	85	35.7	48	20.2	55	23.1	42	17.6	8	3.4	238	510,945	518,832
Year-to-date 2011	32	25.4	59	46.8	28	22.2	5	4.0	2	1.6	126	498,800	530,972
Brock													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
Clarington													
July 2012	75	90.4	6	7.2	1	1.2	1	1.2	0	0.0	83	346,990	355,181
July 2011	33	78.6	7	16.7	0	0.0	1	2.4	1	2.4	42	349,445	376,286
Year-to-date 2012	251	82.6	40	13.2	7	2.3	4	1.3	2	0.7	304	349,990	368,804
Year-to-date 2011	199	85.0	23	9.8	6	2.6	3	1.3	3	1.3	234	340,490	360,467
Oshawa													
July 2012	19	65.5	9	31.0	0	0.0	1	3.4	0	0.0	29	408,990	413,806
July 2011	36	70.6	12	23.5	1	2.0	2	3.9	0	0.0	51	363,990	392,536
Year-to-date 2012	129	75.4	39	22.8	1	0.6	1	0.6	1	0.6	171	369,990	381,884
Year-to-date 2011	202	81.8	38	15.4	5	2.0	2	0.8	0	0.0	247	340,990	362,453
Pickering													
July 2012	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	—	—
July 2011	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	—	—
Year-to-date 2012	56	24.3	77	33.5	73	31.7	8	3.5	16	7.0	230	529,990	552,029
Year-to-date 2011	0	0.0	1	5.3	12	63.2	4	21.1	2	10.5	19	603,330	671,132
Scugog													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
Uxbridge													
July 2012	0	0.0	1	11.1	5	55.6	2	22.2	1	11.1	9	—	—
July 2011	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	—	—
Year-to-date 2012	4	18.2	5	22.7	6	27.3	5	22.7	2	9.1	22	583,250	657,244
Year-to-date 2011	6	40.0	6	40.0	1	6.7	0	0.0	2	13.3	15	491,100	545,675
Whitby													
July 2012	16	37.2	19	44.2	8	18.6	0	0.0	0	0.0	43	464,990	452,513
July 2011	41	69.5	11	18.6	4	6.8	2	3.4	1	1.7	59	416,515	416,748
Year-to-date 2012	135	49.3	78	28.5	40	14.6	14	5.1	7	2.6	274	450,450	455,018
Year-to-date 2011	164	75.2	35	16.1	9	4.1	6	2.8	4	1.8	218	344,240	389,319

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2012

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
July 2012	80	92.0	4	4.6	2	2.3	0	0.0	1	1.1	87	338,990	357,894
July 2011	21	53.8	17	43.6	1	2.6	0	0.0	0	0.0	39	429,990	453,707
Year-to-date 2012	406	86.6	52	11.1	3	0.6	5	1.1	3	0.6	469	389,990	386,245
Year-to-date 2011	259	75.3	68	19.8	11	3.2	3	0.9	3	0.9	344	414,990	426,536
Bradford West Gwillimbury													
July 2012	18	81.8	3	13.6	0	0.0	0	0.0	1	4.5	22	429,990	454,581
July 2011	14	46.7	16	53.3	0	0.0	0	0.0	0	0.0	30	482,490	469,423
Year-to-date 2012	179	79.2	45	19.9	0	0.0	1	0.4	1	0.4	226	424,990	432,935
Year-to-date 2011	208	75.1	66	23.8	2	0.7	1	0.4	0	0.0	277	419,990	427,668
Town of Mono													
July 2012	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
July 2011	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2012	14	73.7	1	5.3	0	0.0	2	10.5	2	10.5	19	399,900	461,689
Year-to-date 2011	6	31.6	1	5.3	7	36.8	2	10.5	3	15.8	19	609,900	594,553
New Tecumseth													
July 2012	54	100.0	0	0.0	0	0.0	0	0.0	0	0.0	54	305,990	310,138
July 2011	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2012	189	100.0	0	0.0	0	0.0	0	0.0	0	0.0	189	305,990	313,847
Year-to-date 2011	28	90.3	1	3.2	2	6.5	0	0.0	0	0.0	31	305,990	343,759
Orangeville													
July 2012	4	57.1	1	14.3	2	28.6	0	0.0	0	0.0	7	--	--
July 2011	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2012	24	68.6	6	17.1	3	8.6	2	5.7	0	0.0	35	403,900	434,754
Year-to-date 2011	17	100.0	0	0.0	0	0.0	0	0.0	0	0.0	17	378,900	371,260
Toronto CMA													
July 2012	200	18.4	227	20.9	227	20.9	201	18.5	233	21.4	1,088	599,945	692,820
July 2011	146	17.6	191	23.0	193	23.3	145	17.5	154	18.6	829	590,900	763,384
Year-to-date 2012	1,427	21.5	1,586	23.9	1,406	21.2	1,209	18.2	1,010	15.2	6,638	567,990	650,599
Year-to-date 2011	1,183	23.4	1,194	23.6	1,236	24.4	705	13.9	745	14.7	5,063	562,990	668,312
Oshawa CMA													
July 2012	110	71.0	34	21.9	9	5.8	2	1.3	0	0.0	155	368,900	393,151
July 2011	110	72.4	30	19.7	5	3.3	5	3.3	2	1.3	152	368,990	397,444
Year-to-date 2012	515	68.8	157	21.0	48	6.4	19	2.5	10	1.3	749	370,990	403,329
Year-to-date 2011	565	80.8	96	13.7	20	2.9	11	1.6	7	1.0	699	340,990	370,167
Greater Toronto Area													
July 2012	232	19.7	267	22.7	241	20.5	203	17.2	235	19.9	1,178	589,900	676,950
July 2011	241	24.9	216	22.3	199	20.6	151	15.6	160	16.5	967	567,770	720,627
Year-to-date 2012	1,553	21.8	1,797	25.3	1,502	21.1	1,225	17.2	1,036	14.6	7,113	560,900	641,487
Year-to-date 2011	1,518	27.2	1,308	23.5	1,259	22.6	716	12.8	774	13.9	5,575	548,990	650,716

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
July 2012

Submarket	July 2012	July 2011	% Change	YTD 2012	YTD 2011	% Change
Toronto City	1,086,065	1,570,465	-30.8	1,092,939	1,263,237	-13.5
Toronto	--	2,230,988	n/a	1,775,635	1,825,532	-2.7
East York	--	--	n/a	1,269,095	1,167,563	8.7
Etobicoke	986,932	--	n/a	1,153,243	1,433,505	-19.6
North York	1,160,075	1,717,123	-32.4	1,133,522	1,461,647	-22.4
Scarborough	666,906	--	n/a	576,059	520,747	10.6
York	--	--	n/a	863,188	898,205	-3.9
York Region	795,117	655,797	21.2	665,496	624,588	6.5
Aurora	--	--	n/a	1,180,244	699,715	68.7
East Gwillimbury	--	--	n/a	442,841	485,551	-8.8
Georgina Township	--	--	n/a	444,092	398,149	11.5
King Township	--	793,712	n/a	911,177	660,190	38.0
Markham	551,158	524,408	5.1	554,082	592,778	-6.5
Newmarket	555,653	527,363	5.4	545,412	498,410	9.4
Richmond Hill	750,394	633,817	18.4	737,161	651,343	13.2
Vaughan	991,696	751,044	32.0	806,716	667,359	20.9
Whitchurch-Stouffville	1,044,373	535,778	94.9	601,288	527,257	14.0
Peel Region	579,184	570,617	1.5	586,889	563,986	4.1
Brampton	550,417	528,157	4.2	561,026	520,533	7.8
Caledon	650,154	729,867	-10.9	642,404	611,434	5.1
Mississauga	--	784,478	n/a	897,486	912,503	-1.6
Halton Region	682,644	1,234,548	-44.7	679,637	809,117	-16.0
Burlington	629,905	851,352	-26.0	632,172	841,145	-24.8
Halton Hills	--	--	n/a	907,476	1,071,503	-15.3
Milton	506,918	479,324	5.8	490,334	467,714	4.8
Oakville	818,446	2,449,093	-66.6	1,044,107	1,526,349	-31.6
Durham Region	447,639	418,480	7.0	457,629	403,476	13.4
Ajax	512,308	--	n/a	518,832	530,972	-2.3
Brock	--	--	n/a	--	--	n/a
Clarington	355,181	376,286	-5.6	368,804	360,467	2.3
Oshawa	413,806	392,536	5.4	381,884	362,453	5.4
Pickering	--	--	n/a	552,029	671,132	-17.7
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	657,244	545,675	20.4
Whitby	452,513	416,748	8.6	455,018	389,319	16.9
Remainder of Toronto CMA	357,894	453,707	-21.1	386,245	426,536	-9.4
Bradford West Gwillimbury	454,581	469,423	-3.2	432,935	427,668	1.2
Town of Mono	--	--	n/a	461,689	594,553	-22.3
New Tecumseth	310,138	--	n/a	313,847	343,759	-8.7
Orangeville	--	--	n/a	434,754	371,260	17.1
Toronto CMA	692,820	763,384	-9.2	650,599	668,312	-2.7
Oshawa CMA	393,151	397,444	-1.1	403,329	370,167	9.0
Greater Toronto Area (GTA)	676,950	720,627	-6.1	641,487	650,716	-1.4

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
July 2012

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2011	January	4,340	-13.0	7,410	9,025	11,436	64.8	427,159	4.4	447,426
	February	6,265	-14.1	7,445	11,536	12,844	58.0	454,470	5.3	452,526
	March	9,262	-11.2	7,698	15,315	11,656	66.0	456,147	4.9	460,014
	April	9,040	-17.0	7,369	14,495	11,706	63.0	477,406	9.1	462,146
	May	10,045	6.1	7,555	16,076	11,848	63.8	485,520	8.7	469,947
	June	10,234	21.4	7,541	14,855	12,219	61.7	476,386	9.5	468,636
	July	7,922	20.6	7,485	12,508	12,695	59.0	459,122	9.2	470,179
	August	7,542	21.0	7,638	12,509	12,889	59.3	451,663	9.9	471,307
	September	7,658	21.3	7,991	14,727	12,949	61.7	465,369	8.9	472,600
	October	7,642	14.3	8,022	12,405	12,966	61.9	478,137	7.8	471,181
	November	7,092	8.9	7,743	9,786	12,373	62.6	480,421	9.7	479,850
	December	4,718	7.4	7,864	4,811	12,466	63.1	451,436	4.0	468,695
2012	January	4,567	5.2	7,676	9,655	12,062	63.6	463,534	8.5	488,963
	February	7,032	12.2	7,911	12,684	12,996	60.9	502,508	10.6	499,354
	March	9,690	4.6	8,289	16,308	12,957	64.0	504,117	10.5	503,090
	April	10,350	14.5	8,346	16,436	12,971	64.3	517,556	8.4	503,555
	May	10,850	8.0	7,709	19,177	13,412	57.5	516,787	6.4	497,286
	June	9,422	-7.9	7,481	16,679	14,166	52.8	508,622	6.8	496,804
	July	7,570	-4.4	7,374	13,888	13,774	53.5	476,947	3.9	494,451
	August									
	September									
	October									
	November									
	December									
	Q2 2011	29,319	1.8		45,426			479,830	9.1	
	Q2 2012	30,622	4.4		52,292			514,534	7.2	
	YTD 2011	57,108	-1.7		93,810			466,332	7.7	
	YTD 2012	59,481	4.2		104,827			502,716	7.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
July 2012

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2011	January	505	-5.1	798	1,074	1,189	67.1	302,326	4.5	308,578
	February	652	-20.4	732	1,248	1,257	58.2	302,068	5.4	305,702
	March	981	-11.7	795	1,666	1,264	62.9	301,668	-1.5	302,844
	April	949	-19.8	751	1,601	1,237	60.7	321,042	5.4	314,283
	May	1,040	1.3	775	1,728	1,312	59.1	316,057	4.8	309,779
	June	1,046	13.7	815	1,587	1,351	60.3	322,947	6.1	314,571
	July	849	19.9	779	1,250	1,328	58.7	324,983	10.0	319,749
	August	764	15.6	785	1,305	1,396	56.3	310,852	-0.6	314,049
	September	833	17.8	859	1,516	1,404	61.2	318,523	7.5	319,693
	October	759	10.3	818	1,270	1,393	58.7	317,779	5.1	317,193
	November	734	11.0	886	1,000	1,340	66.1	314,260	6.3	318,273
	December	492	6.7	867	522	1,353	64.1	310,267	5.4	318,427
2012	January	556	10.1	881	1,073	1,203	73.2	316,394	4.7	322,455
	February	809	24.1	911	1,327	1,328	68.6	323,592	7.1	327,610
	March	1,128	15.0	903	1,722	1,299	69.5	327,630	8.6	328,995
	April	1,167	23.0	923	1,655	1,279	72.2	337,401	5.1	329,529
	May	1,183	13.8	885	1,749	1,325	66.7	339,086	7.3	332,707
	June	1,051	0.5	823	1,509	1,286	64.0	339,032	5.0	330,426
	July	925	9.0	861	1,306	1,397	61.6	334,783	3.0	329,401
	August									
	September									
	October									
	November									
	December									
	Q2 2011	3,035	-3.1		4,916			319,991	5.4	
	Q2 2012	3,401	12.1		4,913			338,491	5.8	
	YTD 2011	6,022	-4.4		10,154			314,288	4.9	
	YTD 2012	6,819	13.2		10,341			332,622	5.8	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
July 2012

		Intetereest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4	884
	February	607	3.50	5.44	108.4	117.9	2,976	8.3	68.4	879
	March	601	3.50	5.34	108.7	119.4	2,959	8.5	68.1	884
	April	621	3.70	5.69	109.3	119.8	2,956	8.4	67.8	892
	May	616	3.70	5.59	110.3	120.8	2,959	8.5	67.8	896
	June	604	3.50	5.39	111.2	120.2	2,974	8.3	68.0	892
	July	604	3.50	5.39	111.7	120.4	2,968	8.2	67.6	887
	August	604	3.50	5.39	111.9	120.5	2,964	8.1	67.3	884
	September	592	3.50	5.19	112.2	121.2	2,964	8.0	67.2	884
	October	598	3.50	5.29	112.7	121.1	2,959	8.3	67.2	881
	November	598	3.50	5.29	113.8	120.9	2,956	8.5	67.1	886
	December	598	3.50	5.29	114.2	120.2	2,946	8.6	66.8	894
2012	January	598	3.50	5.29	114.2	120.7	2,944	8.6	66.7	897
	February	595	3.20	5.24	114.7	121.5	2,940	8.6	66.5	895
	March	595	3.20	5.24	115.4	122.0	2,944	8.6	66.4	895
	April	607	3.20	5.44	115.8	122.4	2,952	8.4	66.4	898
	May	601	3.20	5.34	116.4	122.4	2,962	8.6	66.6	908
	June	595	3.20	5.24	116.8	121.7	2,977	8.6	66.9	910
	July	595	3.10	5.24		121.6	2,994	8.5	67.1	914
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
July 2012

		Intetereest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.8	117.5	191.4	8.8	69.7	877
	February	607	3.50	5.44	108.4	117.9	188.7	8.8	68.7	889
	March	601	3.50	5.34	108.7	119.4	187.9	8.8	68.2	893
	April	621	3.70	5.69	109.3	119.8	186.0	9.8	68.2	889
	May	616	3.70	5.59	110.3	120.8	187.7	9.8	68.7	879
	June	604	3.50	5.39	111.2	120.2	191.2	9.3	69.5	878
	July	604	3.50	5.39	111.7	120.4	195.0	8.0	69.8	884
	August	604	3.50	5.39	111.9	120.5	196.8	7.4	69.8	887
	September	592	3.50	5.19	112.2	121.2	197.4	7.1	69.7	890
	October	598	3.50	5.29	112.7	121.1	197.8	7.1	69.7	874
	November	598	3.50	5.29	113.8	120.9	197.2	7.2	69.5	877
	December	598	3.50	5.29	114.2	120.2	197.3	7.3	69.5	877
2012	January	598	3.50	5.29	114.2	120.7	198.3	7.4	69.8	891
	February	595	3.20	5.24	114.7	121.5	201.1	7.4	70.7	889
	March	595	3.20	5.24	115.4	122.0	201.2	7.8	71.0	896
	April	607	3.20	5.44	115.8	122.4	199.9	7.9	70.5	902
	May	601	3.20	5.34	116.4	122.4	196.3	8.2	69.3	910
	June	595	3.20	5.24	116.8	121.7	193.6	8.2	68.2	912
	July	595	3.10	5.24		121.6	191.5	8.4	67.6	919
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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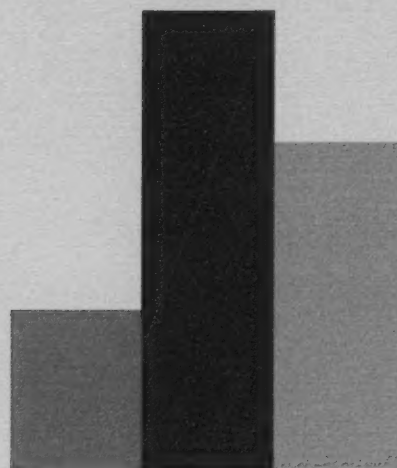
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